

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, May 15, 2024, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, May 10, 2024, at 3:49 P.M.

An addendum was posted on Monday, May 13, 2024, at 3:25 P.M.

CALL TO ORDER

Chair Cue called the meeting to order at 5:18 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		
	Present:	9	
	Absent:	0	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Elizabeth Tankard, Council Staff

Section 10 was read and voted on before Section 1.

10. HEARING OF APPEALS

- a. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 71015-2023, finding that the property located at 126 N. Maybelle Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24; CC 5/15/24] 24-113-1
- b. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 71013-2023, finding that the property located at 112 N. Maybelle Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24; CC 5/15/24] 24-114-1
- c. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 71014-2023, finding that the property located at 122 N. Maybelle Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or

determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24; CC 5/15/24] 24-115-1

- d. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 71016-2023, finding that the property located at 128 N. Maybelle Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24; CC 5/15/24] 24-116-1
- e. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 20661-2023, finding that the property located at 203 N. Nogales Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24; CC 5/15/24] 24-118-1
- f. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 17111-2023, finding that the property located at 916 W. Reconciliation Way, Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24; CC 5/15/24] 24-117-1

Councilor Lakin moved to continue 10.a – 10.f to the 5:00 P.M. City Council meeting in Council Chambers on Wednesday, June 12, 2024. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on May 1, 2024. [CC 5/15/24] 24-491-1
- b. Minutes of Regular Meeting held at 5:00 PM on May 1, 2024. [CC 5/15/24] 24-491-2

Councilor Decter Wright moved to approve 1.a – 1.b. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Meg Myers Morgan – Reappointment to the Tulsa Women's Commission; term expires May 31, 2027. (Attended 12/12 meetings.) (CD-4) [UED 5/8/24; CC 5/15/24] 24-464-1
- b. Amy Mariska – Reappointment to the Tulsa Women's Commission; term expires May 31, 2027. (Attended 12/12 meetings.) (CD-7) [UED 5/8/24; CC 5/15/24] 24-466-1

Public Comments:
John Huffines – 2.a – 2.b.

Councilor Decter Wright moved to approve 2.a – 2.b. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

3. PUBLIC HEARINGS

- a. Public Hearing to receive written and oral comments from citizens regarding the proposed Ordinance closing a Public Alleyway requested by Dani Fields with Wallace Design, to close a portion of the public way located at 22 N. Cheyenne Ave. W. The alleyway is situated in Block Sixty-Two (62) between N. Cheyenne Avenue and N. Denver Avenue in Tulsa Original Town (Plat No. 510). The requested closing of the public way is for future development. (CD-1) (Public Hearing: 5/15/24) [PW 5/15/24; CC 5/15/24; CC 5/22/24] 24-468-3

Councilor Decter Wright moved to enter Public Hearing on 3.a. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

Council entered Public Hearing on 3.a at 5:23 P.M.

There were no speakers.

Without objection, Council exited Public Hearing on 3.a at 5:23 P.M.

4. MAYOR'S ITEMS

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of human remains and associated funerary objects and return to the Cherokee Nation, the Eastern Band of Cherokee Indians of North America, the Muscogee (Creek) Nation, and the United Keetoowah Band of Cherokee Indians of Oklahoma for repatriation from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 5/15/24] 24-480-1
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of three (3) objects of Cultural Patrimony and return to the Osage Nation for repatriation from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 5/15/24] 24-481-1
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of ten (10) cultural objects and return to the Winnebago Tribe of Nebraska for repatriation from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 5/15/24] 24-482-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of one (1) cultural object and return to the Iowa Tribe of Kansas and Nebraska for repatriation from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 5/15/24] 24-483-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of human remains and associated funerary objects and return to the Caddo Nation for repatriation from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 5/15/24] 24-484-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of human remains and associated funerary objects and return to the Santa Ynez Band of Chumash Indians for repatriation from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 5/15/24] 24-485-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Donation of various items (photo backdrop, food, drinks, and awards) from Community Title Services, Home Builders Association, Greater Tulsa Association of Realtors, City Scape Home Mortgage, and First American Home Warranty to the Tulsa Preservation Commission for the 2024 Historic Preservation Awards, valued at two thousand, one hundred eighty-eight dollars (\$2,188.00). [CC 5/15/24] 24-486-1

- i. **ADDENDUM:** Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Black Wall Street Rally 2024 scheduled for May 17-18, 2024, starting at 100 N. Greenwood Ave. (CD-1) (Late request by submitting department) [CC 5/15/24]
- j. **ADDENDUM:** Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Doorway to Hope scheduled for May 17-18, and June 1-2, 2024, at 300 N. Elgin Ave. (CD-1) (Late request by submitting department) [CC 5/15/24]

Public Comments:
John Huffines – 4.b, 4.h, 4.j.
Susan Frederick – 4.i.
Kathy McDonald – 4.i.

Councilor Decter Wright moved to approve 4.b – 4.j. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7768 from OM to MX1-U-45 for property located south of the SW/c of S. Lewis Ave. and E. 12th Pl. S. requested by Matt Ingle. (Property owner: Concept Builders) (CD-4) (TMAPC voted 11-0-0 to recommend **APPROVAL** of MX1-U-45 zoning.) [UED 5/8/24; CC 5/15/24; CC 5/22/24] 24-462-2

Councilor Decter Wright moved to approve 5.a. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance ZCA-29 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Chapter 20, Overlay Districts: Section 20.030-B, Purpose and Intended Use; Section 20.070, Route 66 Overlay; adding Section 20.070-C, Roadside Attractions, Chapter 95, Definitions: Section 95.210, Terms Beginning with "R", add Route 66 Commission. (TMAPC voted 7-0-0 to recommend the

City Council **ADOPT** the proposed amendments.) (**Emergency Clause**) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-467-2

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Ordinance correcting and amending Ordinance No. 25112; rezoning a tract of land lying in the City of Tulsa, Tulsa County, Oklahoma, as more particularly hereinafter described, from an RS-3 (Residential Single Family 3) classification to an MX3-U-U (Regional Mixed-Use Urban Character-Unlimited Height) classification. (CD-9) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-487-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Public Alleyway requested by Dani Fields with Wallace Design, to close a portion of the public way located at 22 N. Cheyenne Ave. W. The alleyway is situated in Block Sixty-Two (62) between N. Cheyenne Avenue and N. Denver Avenue in Tulsa Original Town (Plat No. 510). The requested closing of the public way is for future development. (CD-1) (Public Hearing: 5/15/24) [PW 5/15/24; CC 5/15/24; CC 5/22/24] 24-468-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one million, two hundred thousand dollars (\$1,200,000.00) recognized from unappropriated fund balance within the TMUA Water Operating Fund and to transfer available appropriations of eight hundred eighty-nine thousand dollars (\$889,000.00) between account groups within the TMUA Water Operating Fund. (Salary Overages) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-474-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of fifteen million dollars (\$15,000,000.00); twelve million dollars (\$12,000,000.00) from grant revenue to be received from the Rebuilding America Infrastructure with Sustainability and Equity (RAISE) grant and local match funding transferred from the 2016 Vision Economic Development Capital Projects SubFund of eight hundred twenty-six thousand, one hundred fifty-five dollars and ninety-three cents (\$826,155.93); from the 2017 Vision Economic Development Issue 3 SubFund of one million three hundred forty-four thousand, forty-four dollars and seven cents (\$1,344,044.07); from the 2020 General Obligation Bond Issue 2 SubFund of six hundred seventy-one thousand, seven hundred thirty-two dollars and seventy-three cents (\$671,732.73); and from the 2020 General Obligation Bond Issue 3 SubFund of one hundred fifty-eight thousand, sixty-seven dollars and twenty-seven cents (\$158,067.27) Subfund. (RAISE Grant and Match for Public Works) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-475-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to recognize and make supplemental appropriations of thirty-seven thousand, three hundred seventy-five dollars (\$37,375.00) recognized from unappropriated fund balance within the 1985 Sales Tax Economic Development Fund. (Crosbie Heights Sidewalk Replacement) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-476-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unencumbered and unexpended appropriation balances of two hundred ninety-seven thousand, twenty-one dollars and fifty-four cents (\$297,021.54) between projects and departments within the 2014 Sales Tax Fund. (Chamberlain Pool Reconstruction) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-477-2
- h. **PULLED:** Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 14, "Fire Prevention Code", Chapter 1, "ICC International Fire Code, 2018 Edition, Adopted", Section 101, "Amendments to the ICC International Fire Code, 2018",

by adding a Section 105.2.6.5, "Third-Party Fire Suppression and Alarm Review-Added", which requires those seeking a fire suppression or fire alarm system permit to submit designs to an approved third-party plan reviewer. **(Emergency Clause)** [PW 5/15/24; CC 5/15/24; CC 5/22/24] 24-478-2

- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 5, Tulsa Revised Ordinances, titled “Boards, Commissions, and Committees,” by adding Chapter 14, titled “Tulsa Route 66 Commission”; creating Tulsa Route 66 Commission; setting forth the membership of the commission; setting forth the duties of the commission; requiring the board to cooperate with others; setting out requirements for offices and meetings; providing that the operative date for this ordinance shall be July 1, 2024. **(Emergency Clause)** [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-497-2

Without objection, items 6.a – 6.i, except 6.h, were forwarded to the next Council meeting.

7. **ORDINANCES - SECOND READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unencumbered and unexpended appropriation balances of two hundred fifty-four thousand, seven hundred ninety-four dollars and forty-one cents (\$254,794.41) between projects within the Long Range Capital Projects Fund and to make supplemental appropriations of one million, five hundred thousand dollars (\$1,500,000.00) recognized from unappropriated fund balance within the Long Range Capital Projects Fund. (Zink Lake Amenities and Infrastructure) [UED 5/8/24; CC 5/8/24; CC 5/15/24] 24-454-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to recognize and make supplemental appropriations of one million dollars (\$1,000,000.00) recognized from unappropriated fund balance within the Tulsa Public Facilities Authority (TPFA) One Technology Center Building Operations Fund. (Thermal Energy OTC Fund) [UED 5/8/24; CC 5/8/24; CC 5/15/24] 24-459-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of three hundred thirty-one thousand, nine hundred eighty-six dollars and eighty-four cents (\$331,986.84) recognized from unappropriated fund balance within the Facility Maintenance Fund. (Citywide HVAC Replacement and Repair, Real Estate Services) [UED 5/8/24; CC 5/8/24; CC 5/15/24] 24-460-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 27, Section 1206, prohibiting obstruction of any street, alley, crosswalk, driveway or trail used for the passage of pedestrians; establishing a penalty and affirmative defense. (Cue, Decter Wright, Lakin) [UED 5/1/24; CC 5/1/24; CC 5/8/24; CC 5/15/24] 24-380-3

Councilor Decter Wright moved to approve 7.a – 7.d. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Bellis announced that there would be a candlelight vigil for domestic violence deaths and survivors tonight in Owen Park.

9. NEW BUSINESS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. Emily DelGrosso – Concerns regarding illegal gunfire in Sequoyah Park. [CC 5/15/24] 24-469-1

Emily DelGrosso addressed the Council.

- b. Dr. Mohsen Moosavi, DDS – Concerns regarding bike lanes on N. Pine St., between N. Sheridan Rd. and N. Memorial Dr. [CC 5/1/24; CC 5/8/24; CC 5/15/24] 24-448-1

This item was rescheduled for a future City Council meeting.

12. ADJOURNMENT

- a. Adjournment.

Chair Cue adjourned the meeting at 5:45 P.M.

Jeannie Cue, Chair of the Council

Lori Doring, Secretary to the Council